

DRC

SITE PLAN REVIEW AND COMMENT

REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. (954) 828-5123
Office Fax: (954) 828-5275
Email: timw@cityfort.com

Project Name: FPL/Powerline Substation
Site Plan Review
5904 N.W. 9 Avenue

Case #: 98-R-02

Date: 8/27/02

Comments:

1. The engineer shall apply for and obtain a general and/or surface water management license per Broward County Department of Environmental Protection (BCDPEP) and/or South Florida Water Management District's (SFWMD) criteria for this development site, as applicable. The license(s) and associated certified calculations submitted in conjunction with certified engineer's design drawings shall be submitted to the Engineering Department with the owner's application for a Building Permit.
2. Provide the following engineering drawings for review and approval prior to final DRC authorization:
 - a) Paving, Grading, and Drainage Plan
 - b) Water and Sewer Plan (if any are proposed to serve the site)
3. The engineer shall prepare a complete paving and drainage plan which provides existing and proposed grades and demonstrates the size, type, extent, location, and calculation (criteria) for that storm water management system described by Patrick J. Ferland, P.E. This design documentation is required in accordance with comment 1 above prior to applicant receiving final Engineering DRC authorization.
4. The applicant is advised to review all accesses and ensure none conflict with existing overhead power or light poles in the public right of way.

DRC
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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: FPL Powerline Substation

Case #: 98-R-02

Date: 8-27-02

Comments:

- 1) Flow test required
- 2) Civil plan required showing location of hydrant

DRC
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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Tri-Rail Commuter Rail Authority/
FPL Powerline Substation

Case #: 98-R-02

Date: August 27, 2002

Comments:

No apparent interference will result from this plan at this time.

DRC
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REPORT

Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: Tri-Rail Commuter Rail Authority/FPL
Powerline Substation

Case #: 98-R-02

Date: 8/27/02

Comments:

1. Provide the calculations that demonstrate that site "net lot area " requirements are met.
2. Add rain sensor requirement to irrigation note.
3. Indicate any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan.
4. Indicate any existing trees or palms on site (if any).

DRC

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Division: Planning

Member: Chris Barton
828-5849

Project Name: Tri Rail/FPL Powerline Substation

Case #: 98-R-02

Date: August 27, 2002

Comments:

The proposal is for a 39,950s.f. Electrical substation located on a 3.57 acre site in the I, Industrial zoning district. The application is being reviewed as a Public Purpose Use under the provisions of ULDR Section 47-18.26, which allows that publicly owned structures may be permitted in any zoning district and that requested relief from certain zoning requirements may be approved by the City Commission.

1. The proposal is located within the I, Industrial Zoning District. Site plan approval under the provisions of ULDR Section 47-28.26 are subject to Planning and Zoning Board review and recommendation which shall then be forwarded to the City Commission and approved as an Ordinance with two Public Hearings.
2. The applicant is requesting relief from the uses permitted within the I zoning district which does not specifically permit electrical substations as a use. Please verify that this is the only provision from which relief is being requested. The dimensional and site requirements for this proposal are as stated in ULDR Section 47-7.
3. Discuss uses permitted within the I district and revise the text Justification Statement to provide additional information as to the anticipated service area of the proposed facility and revisions to the service areas of adjacent existing facilities.
4. Provide lighting fixture and pole details (height, type, shield et. al.) for all exterior lights both within and outside the proposed fenced enclosure.
5. The parking requirement has been determined to be most like that for a telecommunications tower facility as per ULDR Section 47-18.11. Show on the site and landscape plans the location and limits of the required single parking space. Discuss with Zoning Rep.
6. Indicate adjacent building outlines on the site plan and in all elevations.
7. Provide a scale on all drawings.

DRC
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REPORT

8. Discuss the provision and building of the roadway and cul de sac as shown to the north of the site, to include any discussions or requirements of the FDOT regarding the intersection of that proposed roadway with N. Powerline Road. Indicate any curbing for all roadways and driveway radii that may be proposed and discuss with the Engineering representative.
9. Include in the text narrative an outline of the proposed operations (hrs. of operation, uses, security, servicing et. al.) and the requirements of ULDR Section 47-7.20.A for an Operational Plan, a Risk Management Study, Environmental Standards, et al.
10. Indicate on the site and landscape plans, all enclosed buildings and all proposed signage on site and provide details.
11. Label and show all colors on the elevations prior to submittal to the Planning and Zoning Board.
12. As per ULDR Sec. 47-19.2, all mechanical equipment outside of the walled enclosure must be screened. Discuss with the Zoning Rep. at the meeting.
13. Provide a copy of the most current recorded plat for the proposed site. Applicant may provide documentation verifying that the site does not require amendments to the plat by a verification letter from Broward Co. Planning Council, et. al.
14. Response to all comments shall be provided within 60 calendar days or project may be subject to additional DRC review.
15. Additional comments may be forthcoming at DRC meeting.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Ft. Lauderdale Police Department **Member:** Detective Nate Jackson
Office-954-828-6422
Pager-954-877-7875

Project Name: Tri-Rail Commuter Rail Authority/FPL **Case #:** 98-R-02
Powerline Substation

Date: August 27, 2002

Comments:

Recommend intrusion alarm for the perimeter.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Zoning

Member: Terry Burgess
(954) 828-5913

Project Name: Tri-Rail Commuter Rail Authority/
FPL Powerline Substation

Case #: 98-R-02

Date: 08/27/02

Comments:

1. Public Purpose Uses require a Site Plan Level IV review.
2. Provide a photometric lighting plan pursuant to Section 47-20.14 prior to final DRC review.
3. Additional comments may be forth coming at the DRC meeting.